

# \$899,500 - 37 North Bridges Landing, Langdon

MLS® #A2261871

**\$899,500**

4 Bedroom, 3.00 Bathroom, 2,226 sqft

Residential on 0.29 Acres

Bridges of Langdon, Langdon, Alberta

Welcome to this spectacular 4 bedroom executive home on a HUGE 0.29 ACRE lot - complete with a WALK OUT basement and a WRAPAROUND PORCH that instantly charms. Step inside to find gorgeous vinyl plank flooring, a chef's kitchen with beautiful oatmeal cabinetry, QUARTZ counters, a large island, and a corner PANTRY. The soaring OPEN-TO-ABOVE living room fills with natural light and features a sleek FIREPLACE while the dining area overlooks your expansive backyard. A main-floor bedroom with walk-in closet—perfect for guests, multi-generational living, or a private office—adds thoughtful flexibility. Upstairs, a stunning bonus room with built-in bookcase sets the tone for family living. The primary retreat is a true haven with a luxurious ENSUITE featuring a freestanding tub, walk-in shower, and large walk-in closet. Two additional bedrooms, a stylish family bath, and a UPPER laundry room complete the level. The walkout basement awaits your vision, with patio doors opening to a huge yard that stretches wide around the home. All this, just 10 minutes to Stoney Trail, with golf, shopping, schools (including a brand-new high school just 5 minutes walk away!), and every amenity at your fingertips. Experience the perfect blend of elegance, space, and lifestyle—your new home awaits!

Built in 2025



## Essential Information

MLS® #	A2261871
Price	\$899,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,226
Acres	0.29
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	37 North Bridges Landing
Subdivision	Bridges of Langdon
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

## Amenities

Parking Spaces	9
Parking	Off Street, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Bookcases, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement                      Full, Unfinished, Walk-Out

**Exterior**

Exterior Features      Lighting

Lot Description        Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Rectangular Lot, Street Lighting

Roof                      Asphalt Shingle

Construction          Stone, Vinyl Siding

Foundation            Poured Concrete

**Additional Information**

Date Listed             October 3rd, 2025

Days on Market        1

Zoning                   R-1

**Listing Details**

Listing Office           CIR Realty

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